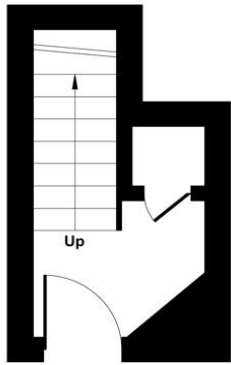


## ACCOMMODATION

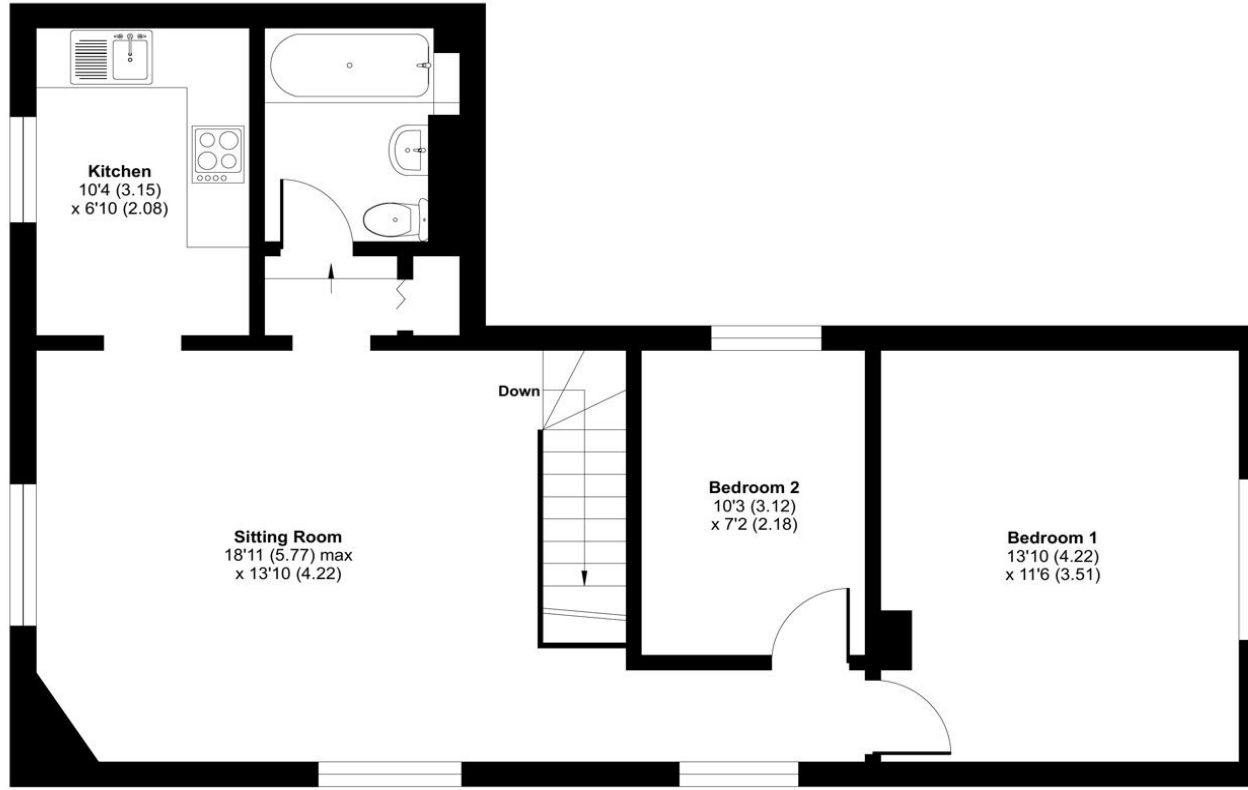
Discover a cosmopolitan lifestyle in the heart of Alton with this exquisite, beautifully presented 2-bedroom first-floor flat. Nestled in a Grade II listed building, this charming residence offers an unrivalled urban living experience. Step inside to be greeted by a spacious 19-foot by 13'9-foot sitting and dining room, perfect for hosting gatherings or enjoying quiet evenings in. The contemporary fitted kitchen and bathroom showcase modern design, seamlessly blending style and functionality. The generous principal bedroom provides a tranquil retreat, while the well-proportioned guest bedroom offers versatility for various needs. Period sash windows flood the space with natural light, enhancing the historic charm of the property. Additional features include modern electric heaters for year-round comfort and the convenience of permit parking at just £60 per month.

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		48
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Charters Estate Agents Limited. REF: 1028756



### SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester and excellent secondary education and a sixth Form College. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.





### **SPECIFICATION**

- Stunning first-floor apartment
- Grade II Listed
- Period sash windows
- Spacious sitting/dining room
- Contemporary kitchen and bathroom
- Two generous bedrooms
- Modern electric heating
- Town centre location
- Direct line to London Waterloo
- Parking permit £60 per month

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: B

### **GUIDE PRICE**

Offers in the Region of £192,000

### **TENURE**

Leasehold

Unexpired Years: 116 Years Remaining

Annual Ground Rent: £100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: n/a

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.